

DOC. #5232
ADOPTED September 28, 1989

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
JAMES SULLIVAN, CHARLESTOWN COORDINATOR
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA
ORDER OF TAKING (CONFIRMATORY IN NATURE)
DISPOSITION PARCEL P-2A

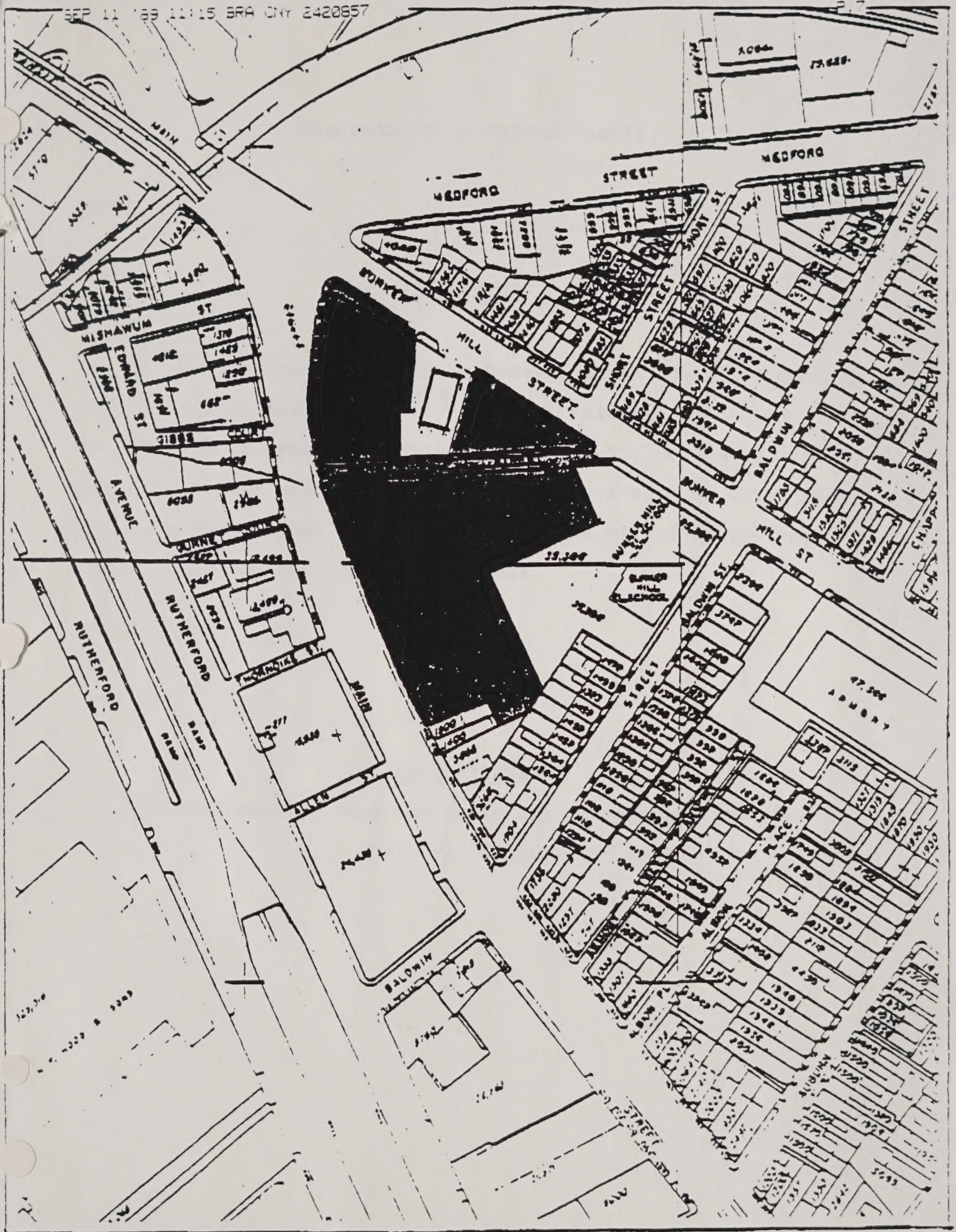
SUMMARY: An order of Taking to cure defects in the chain of title.
(Confirmatory in nature)

Parcel P-2A containing approximately 79,000 square feet, located at the intersection of Main Street and Bunker Hill Street, in the Charlestown Urban Renewal Area, granted final designation to Gate Five Associates, Inc., on September 14, 1989, for construction of 42 housing units of which 22 shall be affordable.

The Redeveloper is closing on permanent financing and it has been requested that an Order of Taking (confirmatory in nature), be made to cure potential minor defects in the title. This taking does not involve our acquiring the parcels nor any award of damages.

An appropriate vote follows:

VOTED: That the BRA adopt and execute an order of taking for Parcel P-2A in the Charlestown Urban Renewal Area, for title perfection purposes only and does not involve the award of any damages.



Location Map

Doc. # 5-232
ADOPTED 9/28/89

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

RESOLUTION

BE IT RESOLVED BY THE Boston Redevelopment Authority that an Order of Taking dated **SEP 21 1989** relating to portions of the CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

A true copy

CERTIFICATE

I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Clarence J. Jones
Michael F. Donlan
Francis X. O'Brien

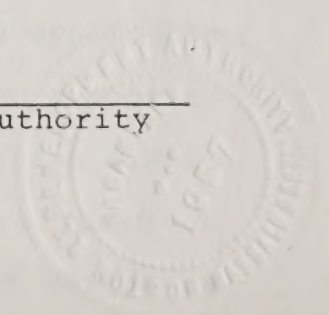
James K. Flaherty
Consuelo G. Thornell

A true copy

ATTEST:

Kaus J. J. J. J. J.

Secretary of the Boston Redevelopment Authority



COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, in accordance with G.L. c. 121B and its predecessor statute G.L. c.121, adopted and filed in the Suffolk County Registry of Deeds, Book 8069, page 113, an ORDER OF TAKING, dated September 15, 1966, concerning and describing the CHARLESTOWN URBAN RENEWAL AREA, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof and

WHEREAS, the Boston Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G.L. c.79, §40.

WHEREAS, the Authority is making this taking, which is confirmatory in nature, solely to cure and hence remove any cloud on the title to the property that may have arisen or if any there be.

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c.121B and all other authority thereunto enabling and pursuant to the applicable provisions of said c.79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant thereto, including any trees, buildings and other structures standing upon or affixed thereto, and including the fee, if any, in all private and public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a

part of said property, except any and all easements of travel in any and all public streets, highways and public ways contiguous and adjacent thereto.

AND FURTHER ORDERED that in accordance with the provision of the said Chapter 79, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interest in the parcel described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the right to amend the award (awarded in ANNEX B) at all times prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B, which ANNEX B is not to be recorded in the Registry of Deeds with the Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have cause the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

DATED: SEP 21 1989 BOSTON REDEVELOPMENT AUTHORITY

By:

Clarence J. Jones
Frank J. [unclear]
Michael J. [unclear]
Donald J. [unclear]
[unclear]

ATTEST:

Kaus J. [unclear]
Secretary of the Boston Redevelopment Authority

Approved as to form:

Ralph F. Cahill
Ralph F. Cahill, Assistant General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcel of land is to be taken by this Order of Taking:

A certain parcel of land known as Disposition Parcel P-2A, located at the corner of Main Street and Bunker Hill Street, in the Charlestown Urban Renewal Area, bounded and described as follows:

Beginning at a point on the westerly sideline of Bunker Hill Street at a point at the end of a curve marking the intersection with the easterly sideline of Main Street;

thence running S56°-36'-15"E by the sideline of Bunker Hill Street a distance of sixty-three and six hundredths (63.06') feet;

thence turning and running in five directions by land now or formerly of the City of Boston S05°-25'-26"W eighty-six and twenty-two hundredths (86.22') feet; N85°-17'-47"E, seven and eighteen hundredths (7.18') feet; S00°-24'-08"N sixty-one and forty-six hundredths (61.46) feet; N87°-00'-15"E fifty-five and fifty-two hundredths (55.52') feet and S16°-20'-46"W a distance of one hundred two and seventy-two (102.72') feet to Bunker Hill Street;

thence turning and running S56°-36'-15"E a distance of one hundred eighty-eight and eighteen hundredths (188.18') feet by the westerly sideline of Bunker Hill Street;

thence turning and running N85°-51'-24"E a distance of forty-two and seventy-four hundredths (42.74') feet;

thence turning and running in a southerly direction a distance of seventy-six and sixty-five hundredths (76.65') feet;

thence turning and running in a westerly direction one hundred forty-one and sixty-two hundredths (141.62') feet;

thence turning and running S24°-01'-05"E by a private way now or formerly known as Charles Street Place a distance of one hundred sixty and fifty hundredths (160.50') feet;

thence turning and running S32°-42'-11"W by land now or formerly of McNelley and Morris a distance of thirty-five and ninety hundredths (35.90') feet;

thence turning and running northwesterly by land now or formerly of Shea a distance of eight and eighty-seven hundredths (8.87') feet;

thence turning and running S61°-38'-50"W by land of Shea a distance of thirty-one and twelve hundredths (31.12') feet;

thence turning and running N24°-54'-28"W by land now or formerly of Carr and Priestley a distance of thirty-three and ninety-eight hundredths (33.98') feet;

thence turning and running S67°-55'-10"W by land now or formerly of Priestly a distance of seventy-six and ninety-five hundredths (76.95') feet to Main Street;

thence turning and running northerly on Main Street with a radius of 1440.52' a distance of three hundred eighty-five and

eighty-three hundredths (385.83') feet to a point, thence continuing on Main Street northerly with a radius of 184.00' a distance of one hundred twenty-eight and five hundredths (128.05') feet to a curve marking the intersection of Main Street and Bunker Hill Street; thence on said curve with a radius of 20.00' a distance of thirty-two and seventy-two hundredths (32.72') feet to point of beginning, all as shown on a plan entitled, "Plot Plan of Land in Charlestown," prepared by Medford Engineering & Survey, 15 Hall Street, Medford, MA 02155, Angello B. Veneziano, PE and P.L.S., to be recorded at the Suffolk County Registry of Deeds and to which reference may be had for a more particular description.

Containing an area of approximatly 83,497 square feet.

The name of the owner of the parcel hereby taken is unknown.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN URBAN RENEWAL AREA

AWARD OF DAMAGES

No awards are made with this Order of Taking.